

**NORTH SMITHFIELD  
SCHOOL BOARD COMMITTEE**

**October 4, 2007**

**KENDALL DEAN**

**5:30 p.m.**

**BOARD MINUTES**

**Present: Paul Vadenais, Jane Biron, Stephen Lindberg, John Perry, Edward Yazbak, Scott Majeau, and Paul Nordstrom. David Chamberland was absent.**

**Others Present: Ron Fagnoli, Charles Roberts, John Lahar, Steve Hughes, and Gary Ezovski.**

**This meeting was called to order at 5:34 p.m. Following roll call by Jane Biron the minutes of the September 6, 2007, meeting were reviewed. Motion to approve the minutes was made by Edward Yazbak and seconded by John Perry. The committee unanimously approved the motion.**

**Requisition for Payment #14 submitted by Gilbane for Construction Management services in the amount of \$1,270,995.63 for the period through September 30, 2007, was reviewed. Motion to approve**

**payment of this invoice was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved this motion with Mr. Lindberg abstaining.**

**Requisition for payment #3 submitted by Gilbane for Construction Management services in the amount of \$58,135.29 for the period through September 30, 2007 was reviewed. Motion to approve payment of this invoice was made by Edward Yazbak and seconded by Jane Biron. The committee unanimously approved this motion with Mr. Lindberg abstaining.**

### **Old Business**

**Well - The contract to install the neighbor's well was awarded to A.J. Well Company was mentioned by Mr. Paul Vadnais. Steve Hughes stated it was now time to contact the neighbor to inform them about the installation of the well.**

**Basketball Court – Mr. Lindberg will be calling Dr. Kenneth Peloquin regarding the fencing around the basketball court.**

### **New Business**

**Mr. Charles Roberts reprinted last month's Construction Schedule Update with a check mark for items fully completed or indicated otherwise on each item.**

**Sitework – The middle school ISDS (leach field) is 90% complete. The softball field is completely loamed and seeded. The lowest layer of the detention system below the football field is 95% installed. The old tower was demolished and they have started to install the underground utilities.**

**Concrete – Completed retaining wall near Loading Dock. The 1st, 2nd, and 3rd floor slabs in the south section of the building were poured.**

**Masonry – 85% of brick veneer for east elevation of southern half of the building completed. Started work on interior walls on the first floor.**

**Steel – In the bus turn-around the steel railings were installed.**

**Windows – All windows will be delivered on October 22, 2007. They can be installed as sections in the building are completed.**

**Temporary Heat – The system for temporary heat and humidity (as regulated) will be in place by November 15, 2007. Propane tanks will be used to heat the building during winter.**

**Drywall - Has been rescheduled to mid-October, so some exterior studs cannot be installed in some sections.**

**Plumbing – All rough plumbing in the south section is completed. Installation of the fuel oil tanks will be done by Trask.**

**Electrical – GFI receptacles and temporary lights installed. Lights**

**around immediate area of building will also be installed.**

**Telephone Pole – Work to remove a telephone pole in the high school parking lot began today. The testing of the main switchboard will be done on October 13, 2007. A limited number of lights are working in the parking lot at this time.**

**90-day Schedule – Work is on schedule and as the brick work is done in sections the windows will be installed. Mr. Yazbak wanted to know the exact date the building would be enclosed. Mr. Roberts felt December 1st, is an anticipated date except a section will remain open to access deliveries.**

**Mr. Perry asked if the bus turnaround would be rubbed. Mr. Roberts indicated that the area will somewhat be and it will also be washed in the next week or so.**

**The parking lot was re-hydro seeded and this will be done again in the fall.**

**Mr. Gary Ezovski mentioned his disappointment regarding the graffiti that was done on the new building and applauded the police work. Mr. Roberts indicated that again the police were needed regarding more graffiti. Mr. Lindberg has concerns that after construction graffiti might be a concern and more cameras would be needed. Cameras are planned for the back of the building as part of the security. Gary Ezovski mentioned that responsibility falls on the**

owners. Vandals could sue the Town is a consideration. Perhaps signs should be installed with a warning that surveillance cameras are in use. Mr. Roberts felt that as the job evolves it will become more secured.

Monthly Cash Flow Report was submitted and an electronic version will be distributed tomorrow morning.

Briggs Engineering – The report submitted was very comprehensive and the company addresses every issue until the corrections are done.

Escrow Payment Process – The purpose of the proposed escrow payment process is to address a limited number of instances where payment for delivered material occurs between the normal monthly payment cycle. A certain amount of money is needed to be released to the contractor when materials are delivered to the site. David Chamberland and Paul Leclerc will visit the site to inspect the delivered materials and recommend payment. Mr. Yazbak did not feel comfortable with this process of paying in 0 days. He felt an exception for this one contractor only should be made. Advantex will not deliver material unless payment is on the site. Mr. Ron Fagnoli felt this form eliminates the need to go to the Town Council every time a case like this occurs.

Mr. Yazbak questioned since Advantex is a vendor of Fleets they

should carry the payment to Advantex . He felt this form opens this process to all contractors. Jane Biron stated that Fleet knew this clause was in the contract when it went out. Mr. Roberts felt that the contractor thought the clause to pay for on site material was in the contract, but it wasn't.

Mr. Yazbak agreed to a one time only payment and not set a policy. Ron Fagnoli mention that they are entitled to on site payment, and they now can get 75% of offsite material as of now. Mr. Lindberg asked how much money would be needed in the escrow - \$154,000. At this time a great deal of discussion regarding this process took place. Mr. Vadenais felt it was like pre-purchasing. Mr. Lindberg asked what the options would be. Mr. Yazbak stated 1. Approve the recommendation to the Town Council, 2. Do not approve to the Town Council and 3. let the Town Council decide.

At this time Mr. Ron Fagnoli felt the process could be done on an as needed basis.

Mr. Ron Fagnoli submitted a letter regarding the reduction of the retainage rate for Fleet from 10% to 5%. Mr. Fagnoli stated that Fleet has completed 74.8% of the sitework for the project.

A change request has been submitted regarding DEM request that a pre-fab room be added to the testing room at a cost of \$2,597.18.

Removal of the traffic island that the State originally requested, but

the island was not legal as cited by the fire department (State Fire Code). Mr. Robert Lowe, as public safety director, requested that the island be removed at a cost of \$4,843.

Design Builders's Contingency – CR #310 Move drainage material on the site - \$523. CR #410 Construction of temporary wood rails \$12,971. CR #240 Premium time for masonry work to gain completion time \$1,741. CR #190 Add a cooling coil for the gym floor \$19,000.

When the existing ISDS investigation was completed a backhoe was used by Fleet - \$801. Mr. Lindberg asked that this bill be sent to him for processing.

The goal post were removed from the football field and stored behind the high school garage. Mr. David Silva and Mr. Robert Desrochers asked if Fleet could put them up on the baseball field to be used as a practice football field only. Fleet refitted the goal post and put them up with concrete. There was an extra fee. Mr. Lindberg felt we should pay for the goal post but if games are scheduled they must be cancelled since this is still a construction site. Mr. Ezovski wanted to know if the charge for busing was taken out of operating budget. This committee should pay for additional busing of teams.

Mr. Charles Roberts explained the connecting fee from National Grid. Since there are two services, one for football and one for basketball

**courts an installation fee would be applied, \$2,045.**

**Detention System – An increase in the size of the underground detention system beneath the football field is needed to comply with DEM. The approved size of 72' by 200' needs to be increased to 120' by 300' long at a cost of \$98,078.**

**The above two work order changes have changed the Guaranteed Maximum Price to \$2,017,484. This is to be paid by a separate funding source(1999 Bond).**

**A report on the FF&E components and technology equipment update was given by Stephen Hughes. Furniture, fixtures, etc. will go to bid in January and orders will be placed in February/March. Mr. Hughes met with Mr. John Lahar and middle school teachers to compile lists of items needed in various classrooms. Mr. Eric Butash and Mr. Gerald Benjamin have made lists of specs which will go to State bid (phones, computers, etc.). Mr. Vadenais asked if these teachers were aware of the budget regarding their needs. Mr. Lahar has been coordinating these meetings with this in mind. They will meet again in late October and finalize the list in December and go to bid in January.**

**Toilet partitions will be floor mounted except the shower partitions will be ceiling mounted at a cost of \$34,022. If plastic was used the cost would be \$16,000 more, but never need painting as they would**



**not rust.**

**Mr. Lindberg felt that the smart boards need to be discussed. The style of the classroom desk have been decided upon along with the tables for the cafeteria.**

**Motion to approve the Escrow Payment Process was made by Edward Yazbak. The approval process will recommend to Town Council prepayment for release of funds, but not until David Chamberland and Paul Leclerc approves payment. Mr. Paul Nordstrom seconded the motion. Mr. Gary Ezovski felt the board should reserve the right to do this on a one on one basis. The committee unanimously approved this motion.**

**Motion to approve the reduction of the retainage fee to Fleet from 10% to 5% was made by Edward Yazbak and seconded by John Perry. The committee unanimously approved this motion.**

**Motion to approve the change in the septic system control shed and the addition of the concrete encasement of the sewer line with a total cost of \$6,201 (CR22) and approve the removal of the installed traffic island recommended by the fire chief at a cost of \$4,843 (CR360) was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved this motion.**

**Motion to approve the changes to the Design Builder's Contingency**

regarding the ramps to the high school, masonry work, and gymnasium cooling at a total cost of \$34,235, with a letter recommending payment be sent to the Town Council. Mr. Paul Nordstrom seconded the motion. The committee unanimously approved this motion with Mr. Lindberg abstaining.

Motion to recommend to the Town Council payment of \$100,123 for National Grid utility connection fee and the detention system #6 required with acceptance of the football field alternate was made by Edward Yazbak. Paul Nordstrom seconded the motion. All references should include terms of the regulatory issues. The committee unanimously approved this motion with Mr. Lindberg abstaining.

## **Open Forum**

Mr. Yazbak suggested that the committee should consider touring the site as a group. It was decided that Saturday morning at 9:00 a.m. on October 13, 2007 would be a convenient time for all. The group will meet with Mr. Charles Roberts.

Mr. Paul Nordstrom state that he has heard many positive comments regarding the new parking lot at the high school.

Mr. Stephen Lindberg mentioned that he would like to meet with Mr. Russell Ferland before the 16th of the month.

**The next meeting will be on November 1, 2007 at 5:30 p.m.**

**Mr. Edward Yazbak motioned to adjourn the meeting at 7:15 p.m.**